

# NEWSLETTER

MONTHLY NEWS AND INFORMATION



HOSTED BY SAINT PAUL BOMA

## FIRST RESPONDERS APPRECIATION LUNCHEON

MONDAY, DECEMBER 9TH, 2024 | TPT STUDIOS, ST. PAUL

### INSIDE THIS ISSUE

- *Honoring Our City's Finest*: Join BOMA at the Annual First Responders Appreciation Luncheon December 9th
- First Member Meeting of 2025: 'Ordway: Behind the Curtain' - Join us on January 13th
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MEMBERSHIP EVENT

### Annual First Responders Luncheon

DECEMBER 9TH, 2024

1 CEU Credit Approved

BOMA has the privilege of working with an incredible team of public servants and leaders. The partnership among the Saint Paul Police Department, Saint Paul Fire Department, Metro Transit, and many others is an invaluable benefit to our members.

We look forward to you joining us to honor our heroes and hear from **Bob Jacobson**, Commissioner of the Minnesota Department of Public Safety on how this unique public/private partnership is necessary for a better and safer Saint Paul.



Thank You  
SPONSORS!



**Date:** Monday, December 9th, 2024

**11:30AM-12:00PM** - Networking

**12:00 - 12:30PM** - Lunch

**12:30 - 1:30PM** - Presentation/Event

**Location:** TPT Studios, 172 East Fourth Street, Skyway Level, St. Paul

**Education:** One CEU credit approved

# UPCOMING MEMBER MEETINGS

Scan to View the Full BOMA Calendar



JANUARY MEMBERSHIP MEETING

## ORDWAY: BEHIND THE CURTAIN

JANUARY 13, 2025 | 11:30AM - 1:30PM

*Join BOMA and Andrew Luft, Vice President of Building Operations and Production for a behind-the-scenes look at the Ordway's magical marriage of facilities and production teams*

REGISTER NOW



Recognized as one of the U.S.'s leading not-for-profit performing arts centers, the Ordway Center for the Performing Arts is home to a wide variety of performances that encompass the finest in Broadway musical theater, music, dance, and vocal artists in its Music Theater and Concert Hall.

Join BOMA and Andrew Luft, Vice President of Building Operations and Production for a behind-the-scenes peek at the Ordway's magical marriage of facilities and production teams. (\*Please note the early start).



MINNESOTA

## COMMERCIAL REAL ESTATE DAY

AT THE STATE CAPITOL

TUESDAY, FEBRUARY 4, 2025

*An Analysis of Minnesota Politics and the Impact on the Commercial Real Estate Industry*



Greater St. Paul BOMA will be joining other commercial real estate organizations on February 4th, 2025, to meet with state legislators to discuss issues important to our industry. Bring your questions, your concerns, and most importantly, your voice to this important opportunity with policymakers. [Register today.](#)

# MORE UPCOMING MEMBER MEETINGS

Scan to View the Full BOMA Calendar



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DISTRICT ENERGY ST. PAUL

## A CRITICAL CONNECTION:

### Update on the River Balcony & RiversEdge Projects

MONDAY, FEBRUARY 10, 2025  
DRURY PLAZA HOTEL,  
ST. PAUL

### A Critical Connection: Update on the River Balcony & RiversEdge

Join us on **February 10th**, 2025, for an update on reconnecting our city with its riverfront through the River Balcony and RiversEdge. Our presenter will be Katie Nyberg, Executive Director, Great River Passage Conservancy. [Register today!](#)

DISTRICT ENERGY ST. PAUL Greater Saint Paul BOMA

PRESENT

## The 'hard questions'

An Open Q & A with St. Paul Mayor Melvin Carter

MARCH 10TH, 2025 \*  
11:30AM - 1:30PM  
DRURY HOTEL, ST. PAUL

*\*tentative pending schedule confirmation*

Mayor Melvin Carter highly values the opportunity to engage with BOMA members and to gather the insight found in our community's expertise. On **March 10th** (date tentative pending confirmation) let's get to the "real" discussions by asking the hard questions. The ones you've always wanted to ask but have been too polite to do so. [More information and registration here.](#)

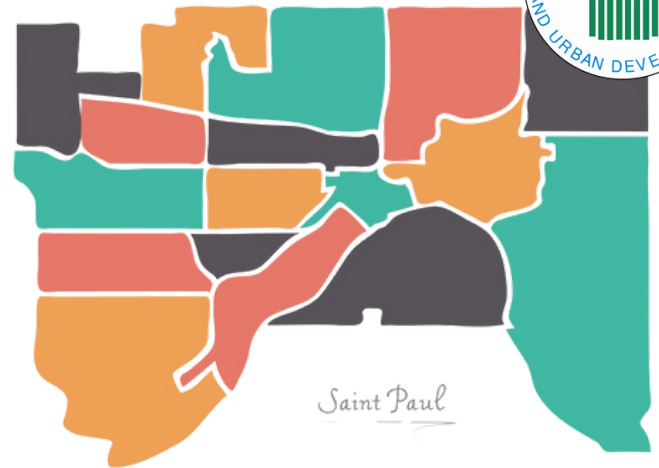
# MORE ST. PAUL NEWS



## 2025-2029 Consolidated Plan Survey Now Open

The City of Saint Paul is in the process of gathering community input for the 2025-2029 Consolidated Plan.

Each year, Saint Paul receives about \$8 million in federal funds from the U.S. Department of Housing and Urban Development (HUD). The Consolidated Plan identifies priorities for how to use these funds to address housing, economic development, public facilities and infrastructure, and public service needs.



The Consolidated Plan helps local jurisdictions assess their affordable housing and community development needs and market conditions, and make data-driven, place-based investment decisions.

Visit [engagestpaul.org/conplan](http://engagestpaul.org/conplan) to learn more about the process and share your feedback through the online survey. The survey will be open until Tuesday, December 31, 2024. Please email [hudconplan@stpaul.gov](mailto:hudconplan@stpaul.gov) with any questions.

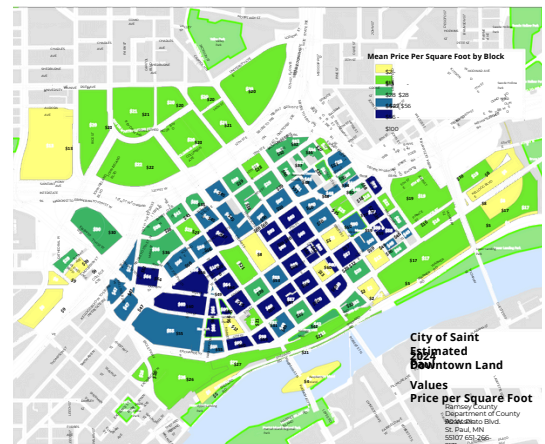
## Downtown Land Values Map

Based on 2024 Assessed Values

This map shows downtown land values, by block. This is based on the formula calculating total land value for block/total square footage of the block.

A few things to note:

- The value differences per block can be due to many things, especially land use differences per block. For example, blocks of apartments tend to have higher land values than commercial buildings.
- Aside from true vacant land parcels, the land value portion of total value is an allocation. Taxes are applied to total values.
- These values are based on the past assessments versus forecasting. Downtown land values are scheduled to be reviewed soon.



[Click here for a larger map view](#)

If you have any specific questions, contact Corey Erickson, Deputy Director County Assessor at 651-266-2109 or at [Corey.Erickson@CO.RAMSEY.MN.US](mailto:Corey.Erickson@CO.RAMSEY.MN.US)



**BOMA Membership dues** are sent out at the beginning of December and are due by the end of January.

Questions? Contact Director of Member Services Denise Jenkins at [Denise.Jenkins@bomastpaul.org](mailto:Denise.Jenkins@bomastpaul.org) or 651-291-8888.



# CELEBRATE YOUR 2024 ACHIEVEMENTS, ST. PAUL BOMA



CHAIR'S REPORT  
BY BILL HUEPENBECKER

As we wrap up 2024, Greater St. Paul BOMA celebrates a year filled with dynamic events, robust educational offerings, and valuable networking opportunities. Here are some highlights:

## Key Events

- Annual Golf Tournament (July 15): Hosted at Prestwick Golf Course, this sold-out event brought members together for networking and camaraderie,
- Annual Trade Show & Expo (September 17): Featuring educational sessions on sustainability and operational efficiency, this event fostered connections between property managers and service providers.

## Educational Offerings

- Monthly Membership Meetings covered relevant topics, such as retail reinvention and community engagement, while offering CEUs for attendees.
- BOMI offered classes such as "Energy Management and Controls" and "Environmental, Health, and Safety Issues" providing members with critical skills and certifications.
- Association leaders attended the BOMA International Conference in Philadelphia, bringing back insights on adaptive reuse, AI in commercial real estate, and market trends.

## Advocacy and Community Engagement

- Advocacy efforts included support for local housing initiatives like Heading Home Ramsey and engagement in multiple discussions on state policies affecting commercial real estate
- St. Paul BOMA contributed directly to the city's downtown vitality efforts and members collaborated on initiatives to enhance public safety and livability, including expanding the Downtown Improvement District.

## Networking and Member Spotlights

- Monthly spotlights on members features highlighted businesses such as Viking Electric and SwedeBro, showcasing their contributions to the industry.
- Engineering facility tours and informal mixers strengthened professional relationships within the BOMA community.

Thank you to all members for making 2024 an outstanding year. We look forward to continuing this momentum in 2025!

-Bill



# BUILDING A STRONG FUTURE IN 2025



## PRESIDENT'S REPORT BY TINA GASSMAN

Dear Members,

With the election now behind us, we have a clearer sense of the direction future federal policies may take. Understandably, there's been plenty of discussion—and concern—about how these changes could impact the Commercial Real Estate industry. While some are predicting challenges ahead, others are optimistic about the opportunities.

Greater Saint Paul BOMA's commitment remains unwavering: we advocate for policies that support the growth and success of our industry, focusing on sound business principles.

By staying non-partisan and prioritizing issues like financial support for the industry (HR 1491, The Prepare Act), workforce development, assistance with state compliance mandates, and setting reasonable climate targets, we can keep advancing our key priorities. This approach positions us to thrive in the years ahead, ensuring a healthy, economically vibrant, and flourishing industry.

Here in Saint Paul, the Minnesota Commercial Real Estate Day at the Capitol has been a longstanding opportunity for commercial real estate professionals like you to learn about the issues in front of the Minnesota Legislature that have a direct impact on their businesses. Greater St. Paul BOMA will be joining other commercial real estate organizations to meet with state legislators to discuss issues important to our industry.

We will have a conference room on the 5th floor of the Veterans Building on Tuesday, February 4th, from 8:30 AM until 12:00 PM. We will hold an educational session from 9:00 AM - 10:00 AM (1.0 CEU pending) followed by visits from and discussions with legislators from 10:00 AM - 12:00 PM.

With the historic bipartisan makeup of both the House and Senate, your voice is needed now more than ever. My experience is that personal stories and real-life examples are the best way to make an impact. Registration is FREE for members. [RSVP here.](#)

I know that visiting the capitol grounds and meeting with lawmakers can be daunting, so please [let me know](#) if you are interested in attending but would like to be paired with a more seasoned BOMA Buddy to take the intimidation out of the equation.

Together, we'll navigate this uncertain environment and continue building a strong future for commercial real estate.




Thank you for your dedication and partnership, and as always, I'm here to listen and support your success.

Warm regards,

*Tina*



### Boilers, Heating Systems and Applied Mathematics (SMT)




-  Start Date: Wednesdays, January 15th (tentative) 6:00 PM – 9:00 PM
-  Cost: \$887/member rate - \$987/non-member rate
-  Location: Town Square Tower, 445 Minnesota Street, Conference Center off of Lobby Skyway

Boilers, Heating Systems, and Applied Mathematics provides information for you to learn about the critical factors involved in boilers and heating systems. It provides a thorough review of mathematical skills, thermodynamics, and energy sources. You will learn the skills necessary to identify, operate, and maintain boilers, boiler components and pumps, boiler controls, steam heating systems, hydronic heating systems, and warm air and radiant heating systems.

Upon successful completion of this course, learners will be able to:

- Understand the different boiler types, their components and control systems, and their operation and maintenance
- Recognize, set up, and maintain a reliable and effective heating system
- Calculate ratios, proportions, and percentages
- Convert units of measure

### Fundamentals of Facilities Management (FMA)

-  Start Date: Monday, January 13th (tentative) 6:00 to 9:00PM
-  Cost: \$1,009 members / \$1,109 non-members
-  Location: Town Square Tower, 445 Minnesota Street, Conference Center off of Lobby Skyway

Fundamentals of Facilities Management includes a number of key concepts and applications that are designed to provide the base from which you can build a career in facilities management. Successful facility managers must have business savvy supported by a broad scope of technical knowledge. Therefore, you will gain an understanding of the importance of facilities management to business organizations and operations, while also learning strategies for internal marketing. You will learn how to structure and manage operations and maintenance programs, and how to manage personnel effectively to control workloads. You will likewise acquire project management and leadership skills crucial to your success.

Upon successful completion of this course, learners will be able to:

- Demonstrate the importance of facilities management to business organizations
- Structure and manage operations and maintenance programs
- Manage internal and outsourced personnel effectively to control workloads
- Align facilities operations with information management, cost controls, and investment and budgeting strategies
- Make effective decisions and apply insight into information analysis methods
- Manage a successful project, with you as a team leader



CONTACT US

*to register*

Greater Saint Paul  
**BOMA**

# MEMBER *Spotlight*

Each month, we feature one of our Greater Saint Paul BOMA Members. This month, the spotlight is on member Kraft Mechanical. Paul Benson, Building Solutions Consultant, was kind enough to answer some questions for us. *Enjoy!*



**Q: How long has your company been a member of Greater Saint Paul BOMA?**

A: The company has been a member well over 5 years. I got involved 4 years ago.

**Q: What does St. Paul BOMA mean to you?**

A: BOMA has been great, with the educational meetings, Expo and Golf Tournament all providing opportunities to network with the membership. And gain a better insight on what the Building Owners and Managers are dealing with daily. And how we can best be a resource for them, which sometimes is nothing more than an expert to call and discuss a project.



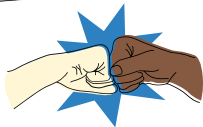
*Paul and Kraft Mechanical at the 2024 BOMA Trade Show & Expo*



*Paul Benson Sponsoring at our 2024 Annual Golf Tournament*

**Q: What are some of the highlights of your membership?**

A: I think the biggest highlight is all the great people I have been able to meet and develop relationships with over the years.



**Q: Ok, now for some fun: What's something that always makes you LAUGH?**

A: Little kids, as a father of a 22-year-old young man. Anytime I see little kids and new parents, I just laugh because you can see the panic on the parents' face when the kids do something, that might be embarrassing to the parent, it's only after time you realize those are some of the best moments in life.

**Q: If there was only ONE food that you could eat the rest of your life, what would it be?**

A: Hungarian Goulash.



**Q: Reading or watching anything interesting these days?**

A: I'm currently watching Tulsa King, but I'm always searching for a good movie and would take any recommendations.



*Send Paul your recommendations for a good series or movie!*

**Q: Anything else you would like us to know?**

A: I coached hockey for 30 years, everything from mites (little kids) all the way up to the High School level for boys. I spent almost 20 years with Stillwaters boys' program. Coaching was always the one thing that gave me a work/life balance and really enjoyed working with the players. I have three former players that are playing professional in different leagues around the world with one in the NHL currently, two won a NCAA D1 championship, and one brought the Stanley Cup back to Stillwater when winning it with St. Louis Blues.



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Paul Benson • Building Solutions Consultant  
2415 Ventura Drive #100 • Woodbury, MN 55125  
P: 651-773-9000 • pbenson@kraftcm.com • kraftcm.com



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**Greater Saint Paul BOMA**

**Osborn370 Building**

**370 Wabasha Street North**

**Suite 690**

**St. Paul, MN 55102**

**Phone: 651-291-8888**



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*BOMA's mission is to provide leadership to the commercial real estate industry through advocacy, education, research and professional networking.*

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*December is...*



**National Giving Month**

**National Mutt Day**



December 2nd



**Pearl Harbor Remembrance Day**

December 7th

**National Cocoa Day**



December 13th



**Christmas Day**

December 25th

**Hanukkah**

December 25th - January 2nd



**New Year's Eve (Also National Champagne Day)**

December 31st

*See a full list of December Holidays and Celebrations*

**Stay Connected**



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